141.0	0003	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,239,400 /	1,239,400
USE VALUE:	1,239,400 /	1,239,400
ASSESSED:	1,239,400 /	1,239,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O DAY MICHELLE C/BRENDAN F
Owner 2:	
Owner 3:	
Street 1:	48 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARTINIAN EMIN -
Owner 2:	BAKER ESME O -
Street 1:	48 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 21,322 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Aluminum Exterior and 2456 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	21322.000	484,600	8,500	746,300	1,239,400
Total Card	0.489	484,600	8,500	746,300	1,239,400
Total Parcel	0.489	484,600	8,500	746,300	1,239,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.57 | /Parcel: 504.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90822
GIS Ref	
GIS Ref	
Insp Date	03/09/18

!10910!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	484,600	8500	21,322.	746,300	1,239,400	1,239,400	Year End Roll	12/18/2019
2019	101	FV	361,800	8600	21,322.	746,300	1,116,700	1,116,700	Year End Roll	1/3/2019
2018	101	FV	394,700	8600	21,322.	661,000	1,064,300	1,064,300	Year End Roll	12/20/2017
2017	101	FV	394,700	8600	21,322.	554,400	957,700	957,700	Year End Roll	1/3/2017
2016	101	FV	394,700	8600	21,322.	554,400	957,700	957,700	Year End	1/4/2016
2015	101	FV	366,700	8700	21,322.	479,700	855,100	855,100	Year End Roll	12/11/2014
2014	101	FV	366,700	8700	21,322.	463,800	839,200	839,200	Year End Roll	12/16/2013
2013	101	FV	366,700	8700	21,322.	441,400	816,800	816,800		12/13/2012

PRINT

Date	Time
12/11/20	01:08:49

LAST REV

Date	Time
04/23/18	11:34:58
apro	
10910	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAP INV TRUST	48023-20		8/21/2006		785,000	No	No		
PARKER ADAMS SA	29891-331		3/9/1999	Convenience	99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2010	759	Redo Bat	27,700					RENO 2ND FLOOR BAT

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	163	PATRIOT
12/19/2006	MLS	MM	Mary M
11/23/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		21322		Sq. Ft.	Site		0	70.	0.50	8									746,270						746,300	

Total AC/HA:	0.48949	Total SF/SM:	21322	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	746,270	Spl Credit		Total:	746,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11583853
Const Adj.:	0.98990101
Adj $ / SQ:	143.594
Other Features:	93000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	543266
Depreciation:	58673
Depreciated Total:	484593

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

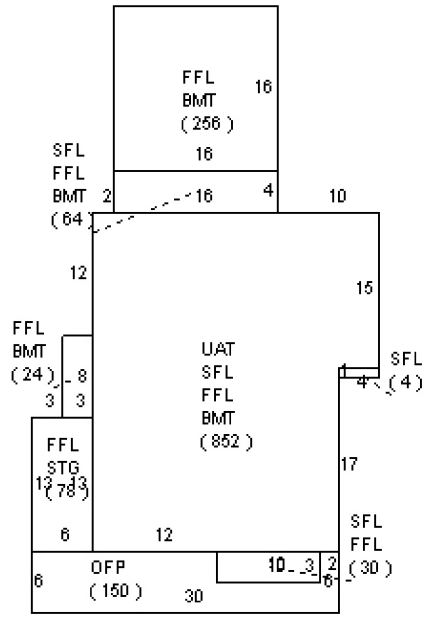
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	157.95
Special Features:	0	Val/Su Net:	124.54
Final Total:	484600	Val/Su SzAd	215.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,304	143.590	187,247
BMT	Basement	1,196	43.080	51,522
SFL	Second Floor	950	143.590	136,414
UAT	Upper Attic	213	98.360	20,951
OFP	Open Porch	150	27.220	4,083
STG	Storage	78	8.480	661

Net Sketched Area: 3,891 | Total: 400,878

Size Ad 2254 | Gross Are 4530 | FinArea 2456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1910	21.25	T	30	101			6,000			6,000
22	Wood Deck	D	Y	1	16X18	A	GD	1970	9.47	T	29.4	101			1,900			1,900
19	Patio	D	Y	1	12X12	G	GD	1970	6.07	T	29.4	101			600			600

More: N | Total Yard Items: 8,500 | Total Special Featues: | Total: 8,500